

BILL NO. 3499

ORDINANCE NO. 3291

**AN ORDINANCE OF THE CITY OF CHESTERFIELD ACCEPTING THE DONATION OF 15.9 ACRES OF PARKLAND FROM LOWER MISSOURI RIVER, L.L.C.**

**WHEREAS**, Lower Missouri River L.L.C. offered to donate property to the City of Chesterfield; and

**WHEREAS**, the use of the property to be donated is restricted by a conservation easement; and

**WHEREAS**, the property to be donated is contiguous with the City's Railroad Park; and

**WHEREAS**, on February 7<sup>th</sup>, 2024, the Parks, Recreation and Arts Committee of Council recommended acceptance of the proposed parkland donation; and

**WHEREAS**, on February 20<sup>th</sup>, 2024, the Chesterfield City Council recommended acceptance of the proposed parkland; and

**WHEREAS**, the City of Chesterfield contracted for an appraisal of the real estate proposed to be dedicated; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:**

**Section 1:** The City of Chesterfield accepts the donation of 15.9 acres of land, more fully described by the legal description attached hereto identified as EXHIBIT A.

**Section 2:** The City Administrator is hereby authorized and directed to execute all necessary documents to accept the parkland donation.

**Section 3:** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6<sup>th</sup> day of May, 2024.



Presiding Officer



Bob Nation, Mayor

ATTEST:



Vickie McGownd

FIRST READING HELD: 4/16/24

2024052800089

CERTIFIED-FILED FOR RECORD

5/28/2024 7:05:14AM

Gerald Smith  
Recorder of Deeds  
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 5  
RECORDING FEE: \$33.00

THIS DOCUMENT WAS ERECORDED

Gerald Smith, Recorder of Deeds  
ST. LOUIS COUNTY MISSOURI  
41 S Central Ave, Clayton, MO 63105

Type of Instrument: WARRANTY DEED

Grantor: LOWER MISSOURI RIVER LLC

Grantee: CITY OF CHESTERFIELD

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

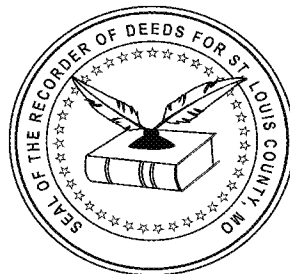
RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS. )  
COUNTY OF ST. LOUIS )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 28 day of May 2024 at 7:05 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JS  
\_\_\_\_\_  
Deputy Recorder



*Gerald E. Smith*  
\_\_\_\_\_  
Recorder of Deeds  
St. Louis County, Missouri

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RECORDING DOCUMENT IDENTIFICATION SHEET

Title: Special Warranty Deed

Date: ~~April~~ <sup>May</sup> 21<sup>st</sup>, 2024

Grantor: Lower Missouri River, L.L.C., a Missouri limited liability company  
Address: 650 Pierce Blvd., St. Charles MO 62269

Grantee: City of Chesterfield, Missouri, a third class city organized under the State of Missouri  
Address: 16052 Swingley Ridge Road, Chesterfield, MO 63017

Legal Description: See Exhibit A attached hereto and incorporated herein by reference.

Deed Reference: Book 12389, page 587

Note: The labels and designations set forth on this cover page are for purposes of permitting recording only and shall not amend or change the substance of the document.

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into on this 21<sup>st</sup> day of May 2024, by and between Lower Missouri River, L.L.C., a Missouri limited liability company with an address of 650 Pierce Blvd., St. Charles MO 62269, ("Grantor") and the City of Chesterfield, Missouri, a third class city organized under the State of Missouri, having an address of 16052 Swingley Ridge Road, Chesterfield, MO 63017, ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of one dollar and other good and valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, that certain real property situated in the County of St. Louis, Missouri having an address of 190 Long Road, Chesterfield, MO 63005, and legally described on the attached Exhibit A, incorporated herein by reference, (the "Property").

Subject to: Deed restrictions, covenants, declarations, easements, rights of way of record, and zoning regulations.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging, unto the Grantee, and to the successors and assigns of such Grantee forever.

The Grantor hereby covenanting that it and its successors, shall and will WARRANT AND DEFEND the title to the premises unto the Grantee, and to the Grantee's heirs, successors and assigns of such parties forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the current calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.

GRANTOR

Lower Missouri River, L.L.C.  
a Missouri limited liability company

By: GHH, L.L.C., a Missouri limited liability company  
Sole Member of Grantor

By: [Signature]  
Scott Harding, Manager

STATE OF MISSOURI Illinois ) ss.  
COUNTY OF ~~ST. LOUIS~~ St. Clair

On this 21<sup>st</sup> day of MAY in the year 2024, before me, a Notary Public in and for said state, personally appeared Scott Harding, Manager of GHH, L.L.C., a Missouri limited liability company, that is the sole Member of Lower Missouri River, L.L.C. , a Missouri limited liability company, known to me to be the person who executed the foregoing Special Warranty Deed on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]  
Notary Public

My term expires: June 3, 2024



**EXHIBIT A**

**Legal Description – Property**

A tract of land being part of U.S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of the St. Louis Southwestern Railroad right of way 100 foot wide, with the West line of property conveyed to Muk and Pontip Rotrakarn as described in the deed recorded in Book 7867 page 26 of the St. Louis County Records; thence Westwardly along said North line of the St. Louis Southwestern Railroad right of way South 80 degrees 31 minutes 48 seconds West 709.84 feet to a point on the North line of Lot 2 of the subdivision of U.S. Survey 126 being also the South line of Damian Korenungs Estate, North 89 degrees 34 minutes 28 seconds West 295.95 feet to a point on the approximate centerline of Bonhomme Creek as located by Volz Engineering and Surveying, Inc. on October 31, 1981; thence along said centerline the following courses and distances: North 35 degrees 18 minutes 54 seconds East 58.08 feet, North 22 degrees 51 min 26 seconds East 88.00 feet, North 33 degrees 52 minutes 41 seconds East 222.00 feet, North 27 degrees 44 minutes 53 seconds East 128.00 feet, North 15 degrees 04 minutes 05 seconds East 88.0 feet, North 32 degrees 47 minutes 43 seconds East 103.00 feet, North 39 degrees 35 minutes 47 seconds East 326.00 feet, North 27 degrees 45 minutes 10 seconds East 217.00 feet, North 62 degrees 24 minutes 54 seconds East 75.00 feet, North 80 degrees 50 minutes 56 seconds East 105.00 feet, and North 86 degrees 07 minutes 15 seconds East 194.97 feet to a point on the aforesaid West line of the Rotrakarn property; thence Southwardly along said West line South 00 degree 24 minutes 48 seconds West 990.92 feet to the point of beginning and containing 15.923 acres according to a survey by Volz, Inc. during June, 1998.